

CITY OF
HAYWARD
HEART OF THE BAY

Eden Village
September 16, 2014
City Council Meeting

Damon Golubics, Senior Planner

Planning Division

Development Services Department



Eden Village



Eden Village

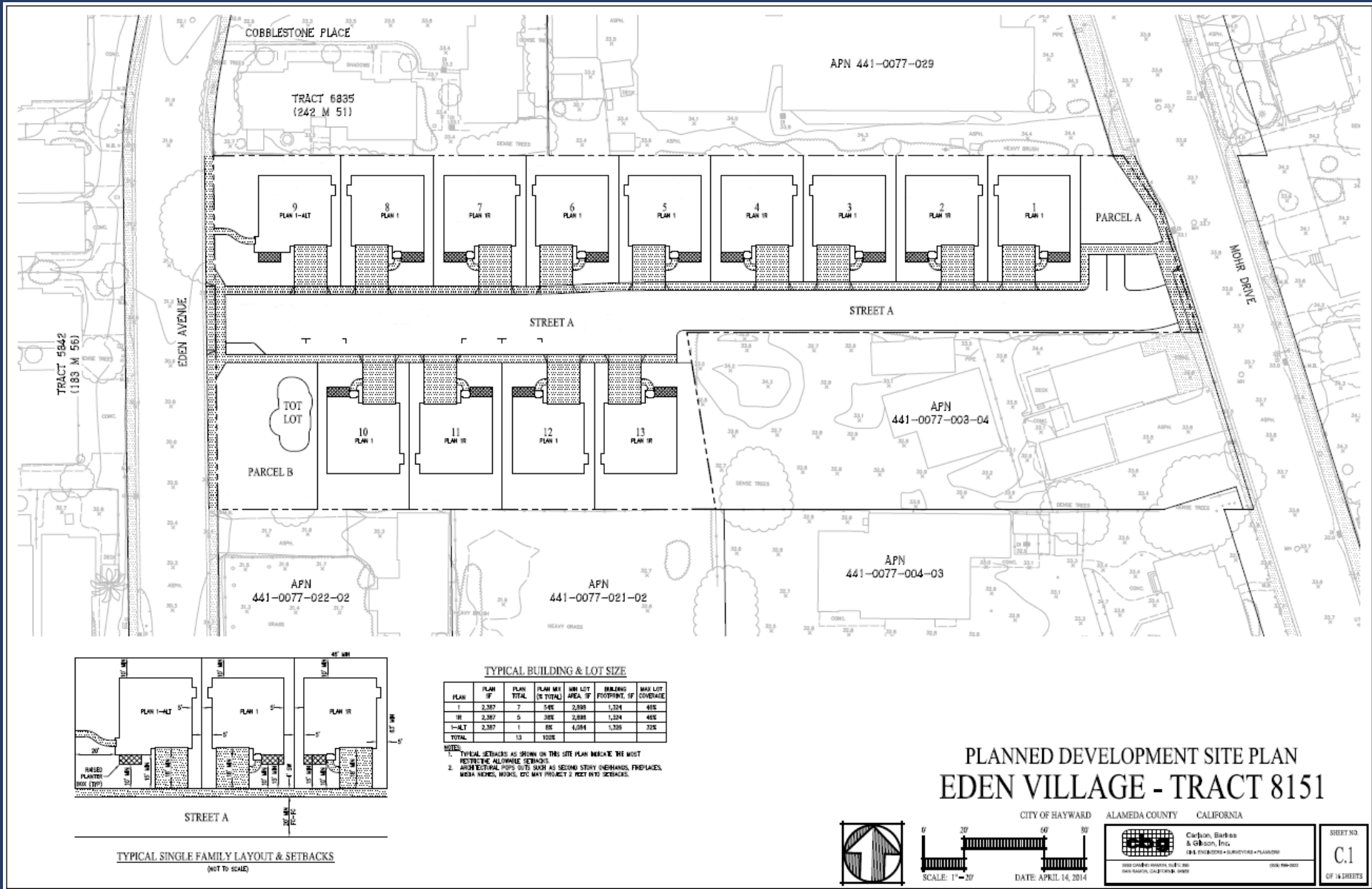
- Aerial of Site*



- Eden Avenue View*



Eden Village



Eden Village

- Elevations



4. FRONT ELEVATION

SCALE: 1/4" = 1'-0"



4. FRONT ELEVATION

SCALE: 1/4" = 1'-0"

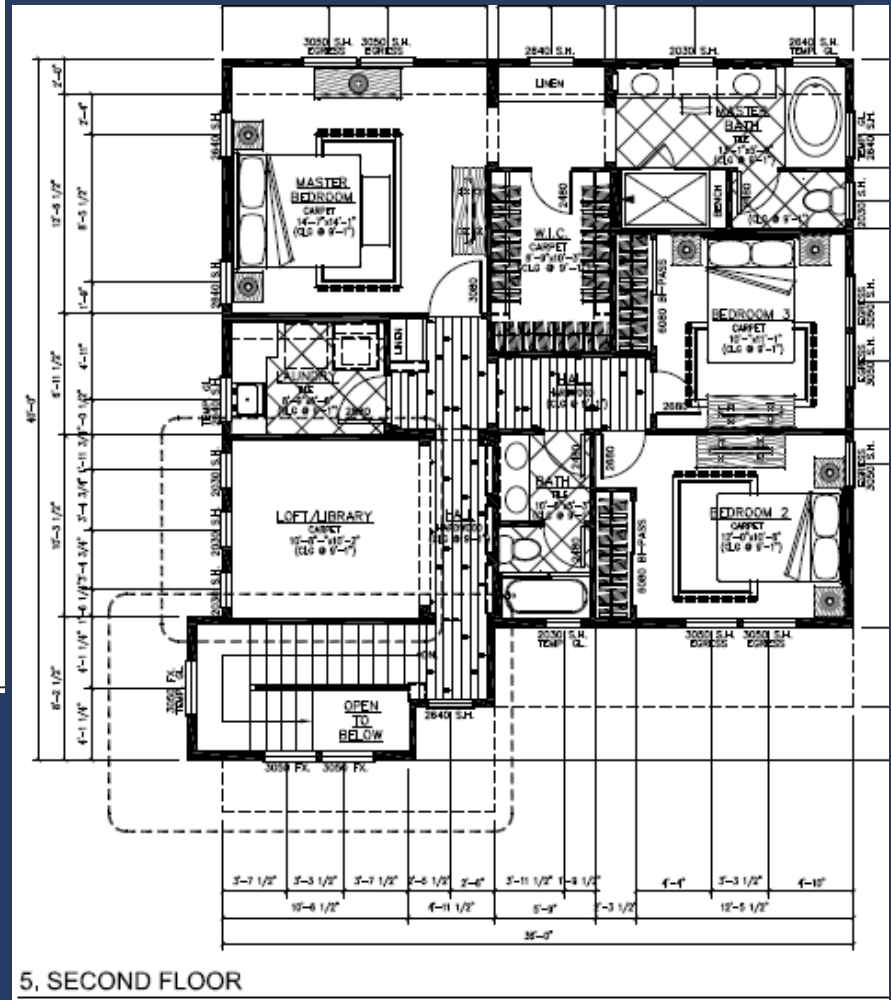
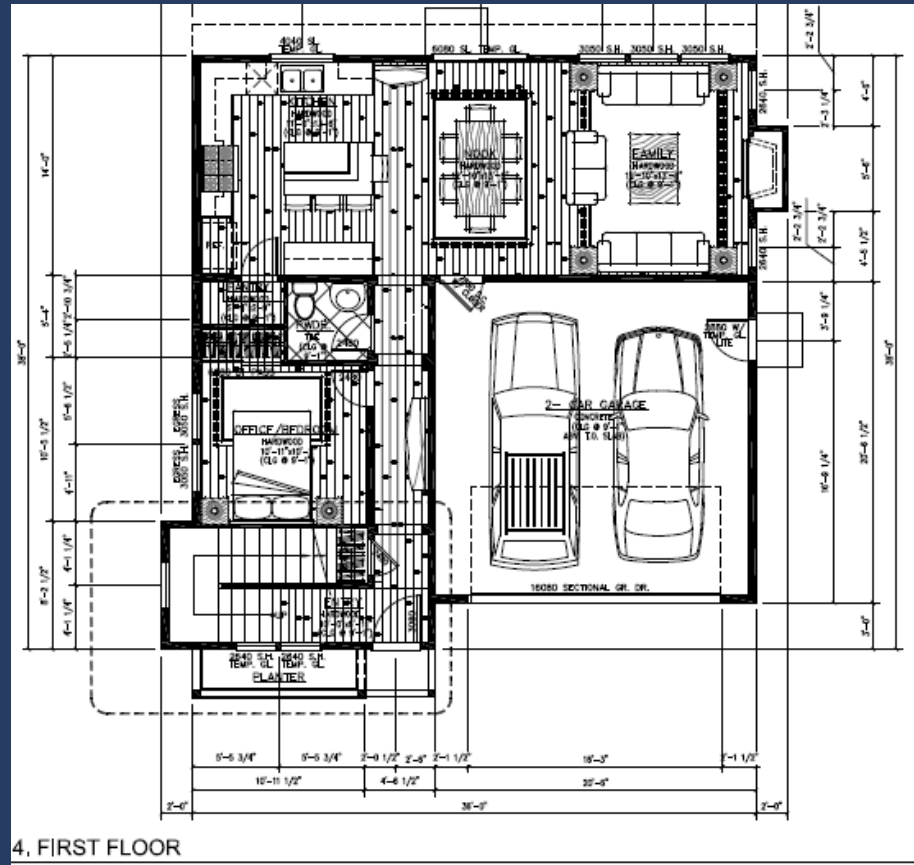


4. FRONT ELEVATION

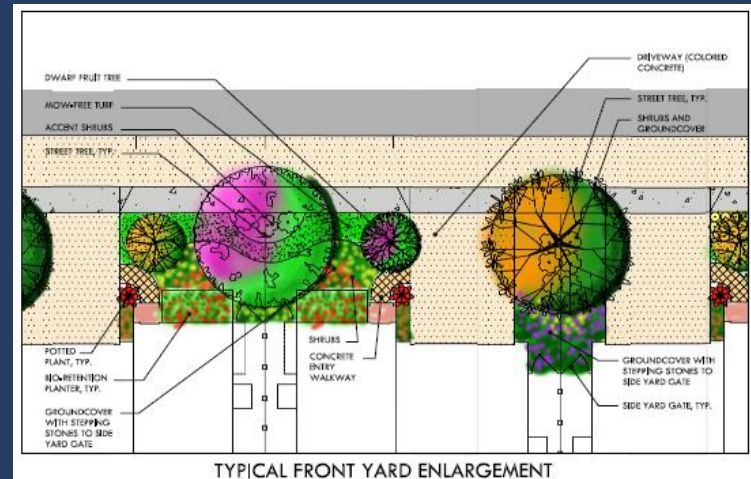
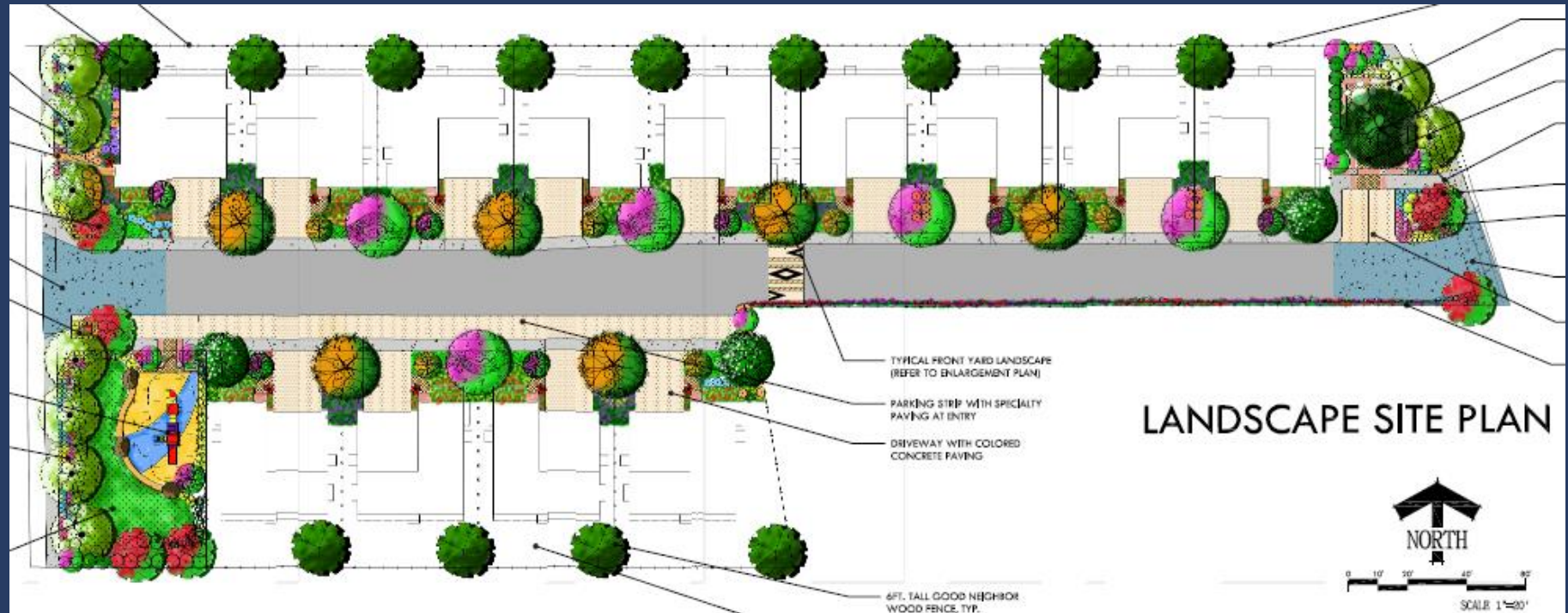
SCALE: 1/4" = 1'-0"



Eden Village



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HAYWARD



Eden Village

VINES



ARISTOLIJA BARRICA VINE
DURV • ARISTOLIJA VINE



WISTERIA VINE
WISTERIA VINE • WISTERIA VINE



ROSA VINE • ROSA VINE
BARBARA KARET ROSA VINE • ROSA VINE

POTTED PLANTS



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE

FRUIT TREES



CITRUS RETICULATA TREES • MANDARIN ORANGE



PRUNUS SALICINA TREES • BEAUTY JAPANESE PLUM

TURF SOD



DELTA BLUE GRASS • DELTA BLUE GRASS



DELTA BLUE GRASS • DELTA BLUE GRASS

TREES



PRUNUS SEROTINA TREES • JAPANESE CHERRY TREES • JAPANESE CHERRY TREES



QUERCUS AGROPHOLIA TREES • COAST RED OAK TREES



PRUNUS SEROTINA TREES • JAPANESE CHERRY TREES • JAPANESE CHERRY TREES



QUERCUS AGROPHOLIA TREES • COAST RED OAK TREES



PRUNUS SEROTINA TREES • JAPANESE CHERRY TREES • JAPANESE CHERRY TREES



PRUNUS SEROTINA TREES • JAPANESE CHERRY TREES • JAPANESE CHERRY TREES

GROUNDCOVER



SEDUM SPATHULIFOLIUM • BROOKLYN STONECROP



VIOLETA HYBRID TREES • VIOLETA



HYDRANGEA HYBRID TREES • HYDRANGEA

RAISED PLANTER PLANTS



RED VARIETY



RED VARIETY



RED VARIETY



RED VARIETY

SHRUBS



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE

BACKYARD SCREEN TREES



RED VARIETY



RED VARIETY



RED VARIETY

GRASSES/BAMBOO/GRASS LIKE PLANTS



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE



ROSA VINE • ROSA VINE • ROSA VINE

PLANT IMAGES

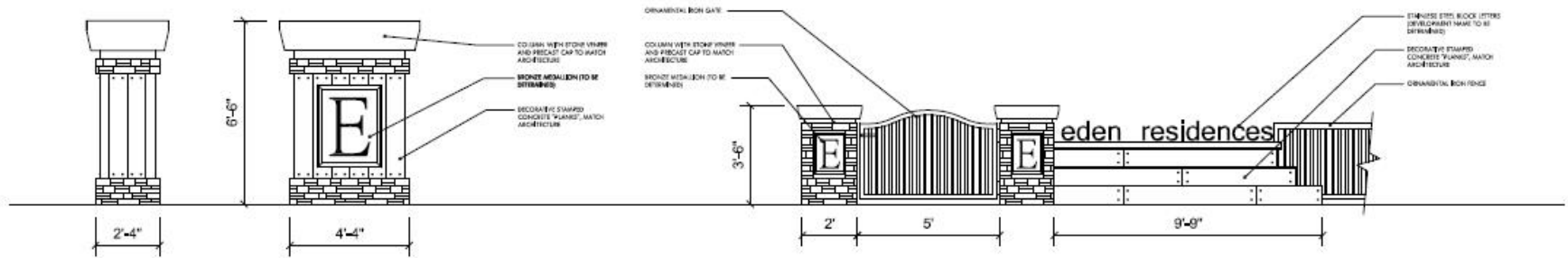
RTS Landscape Architecture

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RTSlandscapearchitecture@gmail.com
ph: 408.896.9895
CA License Number LA 9910

SHEET
L.4
OF 16 SHEETS
April 14, 2014

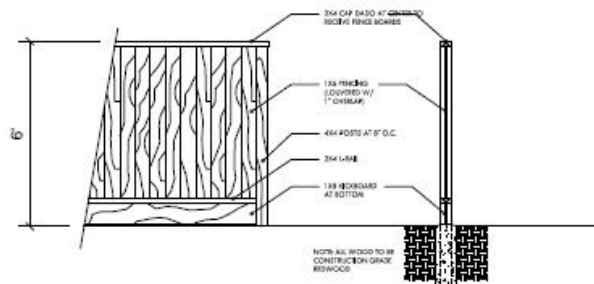


Eden Village



CONCEPTUAL ENTRY MONUMENT ELEVATION

CONCEPTUAL ENTRY GATE/SIGNAGE ELEVATION



6 FT. TALL GOOD NEIGHBOR WOOD FENCE, TYP.



L.E.D. STREET LIGHTING (TBD)

FENCING & SIGNAGE IMAGES

Planning Commission Review

- July 24, 2014 Review
- Recommended approval of the Zone Change and Vesting Tentative Tract Map, subject to the Findings and Conditions of Approval.
- Recommendation included adoption of the Initial Study, Mitigated Negative Declaration (MND), Mitigation Monitoring and Reporting Program (MMRP).



RECOMMENDATION

That the City Council approves the resolution (Attachment I) for the project adopting the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP)(Attachment V); and introduces an ordinance (Attachment II) approving a zone change to Planned Development District and the related Vesting Tentative Tract Map for thirteen detached single-family homes.





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